



## Energy Efficiency Graph



## Area Map

Please contact our City & County Estate Agents - Crookland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



## Floor Plan



# Dog Drove North

## Holbeach Drove, Spalding, PE12 0SA

**Guide Price £400,000 - Freehold , Tax Band - A**

# Dog Drove North

Holbeach Drove, Spalding, PE12 0SA

\*\*\* Guide Price £400,000 - £420,000 \*\*\*

Welcome to this immaculate, detached chalet bungalow offering approximately 2300 square feet of versatile living space, whilst being situated in the village of Holbeach Drove, nestled amongst the South Lincolnshire countryside, with easy access to both Peterborough and Spalding via the A16.

The ground floor consists of two generous sized bedrooms, with an en-suite to the master comprising a WC, wash hand basin and a shower. There is a fully equipped kitchen/diner complete with a stove and an adjacent utility room for added convenience, as well as a spacious L-shaped hallway which also provides access to the family bathroom and living room with an attractive feature fireplace with a log burning stove. The first floor accommodates the remaining three double bedrooms along with a generously sized and recently added 2 piece suite cloakroom. To top it all off, the property comes complete with a secure detached double garage, with power, water and drainage connected already, making it ripe for conversion to an annex if required. Externally there is a spacious and mature wrap around garden, with a timber shed, and a decked area with hot tub. To the front of the property there is a gravelled driveway providing ample parking for several vehicles. Please call to book your viewing to fully appreciate all that this home has to offer.

**Entrance Hall**  
1.70 x 3.27 (5'6" x 10'8")

**Living Room**  
4.47 x 4.80 (14'7" x 15'8")

**Hallway**  
4.76 x 1.68 (15'7" x 5'6")

**Kitchen/Diner**  
3.55 x 4.42 (11'7" x 14'6")

**Utility Room**  
2.33 x 3.25 (7'7" x 10'7")

**Bathroom**  
2.04 x 3.26 (6'8" x 10'8")

**Bedroom Five/Study**  
4.01 x 2.76 (13'1" x 9'0")

**Master Bedroom**  
5.82 x 3.18 (19'1" x 10'5")

**En-Suite To Master Bedroom**  
2.77 x 2.16 (9'1" x 7'1")

**Landing**  
3.21 x 1.28 (10'6" x 4'2")

**Bedroom Two**  
4.78 x 8.12 (15'8" x 26'7")

**WC**  
2.30 x 1.78 (7'6" x 5'10")

**Airing Cupboard**  
1.09 x 2.00 (3'6" x 6'6")

**Bedroom Three**  
5.86 x 2.88 (19'2" x 9'5")

**Bedroom Four**  
5.22 x 2.90 (17'1" x 9'6")



**Double Garage**  
5.49 x 6.53 (18'0" x 21'5")

**EPC - C**  
74/81

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Verified Material Information

Council tax band: A  
Property type: Other  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Cesspit  
Heating: Central heating  
Heating features: Double glazing and Wood burner  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Driveway, Garage, and Private  
Building safety issues: No  
Restrictions: None  
Public right of way: No  
Flood risk: No  
Coastal erosion risk: No  
Planning permission: No  
Accessibility and adaptations: None  
Coalfield or mining area: No  
Energy Performance rating: C

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The information contained is intended to help  
you decide whether the property is suitable  
for you. You should verify any answers  
which are important to you with your property  
lawyer or surveyor or ask for quotes from the  
appropriate trade experts: builder, plumber,  
electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR  
APPROVAL**

